
S-4508
WINDING CREEK MINOR SUBDIVISION TWO
Minor-Sketch Plan

STAFF REPORT
March 26, 2015

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner of the property, Zimpfer Development Corporation, represented by R.W. Gross & Associates, is seeking primary approval to replat one single-family lot into two lots (as it was originally) on 0.95 acres, located at the west end of Colonial Court in Tippecanoe 29 (NW) 24-4.

AREA ZONING PATTERNS:

The site is zoned R1, Single-family Residential as is all surrounding land except to the west and northwest, where property is zoned A, Agricultural and FP, Flood Plain.

AREA LAND USE PATTERNS:

The land in this request is currently undeveloped. The cul-de-sac that serves as access for the two proposed lots is in place and there are several houses that line the court.

TRAFFIC AND TRANSPORTATION:

The right-of-way is already dedicated. A “no vehicular access” statement is not necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The Surveyor’s Office has already given drainage approval. Sewer and water mains are already in place.

CONFORMANCE WITH UZO REQUIREMENTS:

The two proposed lots, as well as setbacks and easements shown, are identical to what was originally approved in Winding Creek Subdivision, Section 4.

STAFF COMMENTS:

In 2006, a former owner of the land replatted lots 226 and 227 into a single large lot. Now a new owner is replatting them back into the original two lot configuration.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

FINAL PLAT – The following items shall be part of the Secondary

Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.